



Westfield–Washington Township Advisory Plan Commission (APC)
Minutes of the May 5, 2021 APC Meeting
Presented for approval: June 7, 2021

Westfield-Washington Advisory Plan Commission (APC) held a meeting on Monday, May 5, 2021 scheduled for 7:00 p.m. in person at City Hall and online.

ROLL CALL: Noted presence of a quorum.

Present In-Person: Kristen Burkman, Robert Horkay, Andre Maue, Victor McCarty, and Dave Schmitz.

Present Virtually: Mike Johns, Cindy Spoljaric. Ginny Kelleher joined virtually at 7:10 p.m.

Absent: All present.

City Staff Present: Kevin Todd, Director; Pam Howard, Senior Planner; and Caleb Ernest, Associate Planner.

Legal Counsel Present: Beth Copeland with Taft Stettinius & Hollister LLP.

APPROVAL OF MINUTES

- April 19, 2021 minutes.
Motion: McCarty motioned to approve the April 19, 2021 Minutes.
Schmitz seconded. Motion passed. Vote 8-0.

REVIEW OF RULES AND PROCEDURES

Howard reviewed the modified public meeting rules and procedures.

AGENDA CHANGE REQUEST:

The Petitioner for 2102-PUD-06 has requested to be moved to the end of the agenda.

CONSENT AGENDA ITEMS

No Consent Agenda Items.

ITEMS OF BUSINESS

2104-ODP-07

2104-SPP-07

The Courtyards of Westfield

Southwest corner of Towne Road and 151st Street

Epcon Westfield, LLC by Kimley-Horn & Associates, Inc. requests Primary Plat and Overall Development Plan approval for 89 Single-family residential lots on 37.03 acres +/- in The Courtyards of Westfield PUD District.

(Planner: Daine Crabtree - dcrabtree@westfield.in.gov)

(Presenting Planner: Kevin Todd - ktodd@westfield.in.gov)

Todd overviewed this request for a Primary Plat and Overall Development Plan approval. He said that this item had its Public Hearing on April 5th and is currently fully compliant.

Spoljaric asked about the buffer yard/street frontage plantings and any conflicts with the drainage and utility easements.

The Petitioner responded that they have been working with the city engineer on that issue.

Motion: Maue motioned to approve 2014-SPP-07 & 2014-ODP-07 with the following condition:

- All necessary approvals be obtained from the Westfield Public Works Department and Hamilton County Surveyor's prior to the issuance of an Improvement Location Permit.

Schmitz seconded. Motion passed. Vote 8-0.

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Website: <http://www.westfield.in.gov> / Community Development Department E-mail: community@westfield.in.gov

PUBLIC HEARING ITEMS

2105-ODP-10

2105-SPP-10

[PUBLIC HEARING]

Chatham Hills Section 6B

Northeast corner of 199th Street and Horton Road

Chatham Hills, LLP by Kimley-Horn and Associates, Inc requests Overall Development Plan and Primary Plat review of 66 lots on 34.42 acres +/- in Chatham Hills PUD District.

(Reviewing Planner: Corrie Meyer - cmeyer@westfield.in.gov)

(Presenting Planner: Pam Howard - phoward@westfield.in.gov)

Howard overviewed this request for an Overall Development Plan and Primary Plat review. She said that Staff had not received any written public comments.

Public Hearing for 2105-ODP-10 & 2105-SPP-10 opened at 7:17 p.m.

Mark Jennings, 145 E. 199th Street; asked about the “S” curve that was agreed to during the rezoning process.

- Phil Sundling, with Henke Development, responded that had worked with Westfield Public Works and the city engineer to accommodate the new “S” curve.

Public Hearing for 2105-ODP-10 & 2105-SPP-10 closed at 7:19 p.m.

Johns asked if the proposed Right of Way for “S” curve would go through lot 31.

- Sundling responded that they will probably make adjustment to lot 31 and it will remain, but will be smaller.

Kelleher shared her concern regarding the “S” curve.

Maue and McCarty both voiced the same concern as Kelleher.

Spoljaric said she thought the fix looked dangerous and especially as the area builds out.

Burkman shared the others’ concerns.

Horkay stated that the design shown wasn’t the final design; however, the Petitioner would design a solution.

2105-ODP-11

2105-SPP-11

[PUBLIC HEARING]

Sogility

16466 Southpark Drive

Design and Build Corporation requests Overall Development Plan and Primary Plat review of 2 lots on 5.11 acres +/- in Southoak PUD District.

(Planner: Pam Howard - phoward@westfield.in.gov)

Howard overviewed this request for an Overall Development Plan and Primary Plat review. She said that Staff had not received any written public comments. She said that any outstanding items would be compliant before coming back on a future agenda.

Public Hearing for 2105-ODP-11 & 2105-SPP-11 opened at 7:29 p.m.

There were no public commenters present at City Hall and no public comments were received by email.

Public Hearing for 2105-ODP-11 & 2105-SPP-11 closed at 7:31 p.m.

Kelleher asked Howard about access to the rear lot, as it is landlocked.

- Howard said that the location maps show how the parcels exist today, which is nonconforming. This will remedy that situation and provide adequate frontage and an access drive to the rear lot.

2105-PUD-16
[PUBLIC HEARING]

Winterburg PUD

South of and adjacent to 193rd Street, west of and adjacent to Casey Road
Platinum Properties Management Company, LLC by Nelson & Frankenberger, LLC requests a change in zoning of 154 acres +/- from the AG-SF1: Agriculture/Single-family District to the Winterburg PUD District.
(Planner: Daine Crabtree - dcrabtree@westfield.in.gov)
(Presenting Planner: Kevin Todd - ktodd@westfield.in.gov)

Todd overviewed this request for a change in zoning. He said the Petitioner held a virtual neighborhood meeting on April 28, 2021 and received comments about drainage, home types, and proximity of homes to existing neighborhoods. He said that Staff had received written public comments that were uploaded to the agenda.

Jon Dobosiewicz, with Nelson & Frankenberger, on behalf of the Petitioner summarized the details of this project. He said that the proposal was in line with the Comprehensive Plan's New Suburban zoning. He said that the development would have two main access entrances off of Casey Road and also from 193rd street. He addressed proposed trail connectivity with existing trails as well as tree preservation and pocket parks. He said that the homes would front Casey Road and 193rd street. He addressed the proposed home types saying that they would range in price from 390k - 460K.

Public Hearing for 2105-PUD-16 opened at 7:49 p.m.

There were no public commenters present at City Hall and no additional public comments were received by email.

Public Hearing for 2105-PUD-16 closed at 7:51 p.m.

McCarty mentioned that he owns an adjacent property. He said that Casey Road would need to be improved if this project goes through. He shared Mr. Inman's concerns about the site being used for hunting and that he appreciated nature conversation. He mentioned the density numbers in the Comprehensive Plan. He said he appreciated the expansion of trails and the proposed designs.

- Dobosiewicz replied that everything regarding conservation subdivisions is accurate, but doesn't apply to this land as it was in the New Suburban area. He said he understood the need for transition going towards Rural Northwest. He said that this was considerably less dense than existing adjacent neighborhoods.

Schmitz said he appreciated the houses fronting external streets, and that he appreciated the trail network. He said he liked the distinction in lot size from east to west. He added that he would like to see more creativity added to additional open space, maybe a conservation design.

Spoljaric said she thought the transition needed to be more meaningful, and added that adding that 8,000 square foot lots were not meaningful. She expressed concern with approving so many new homes when the infrastructure wasn't ready.

Burkman asked the Petitioner a question about the percentage of water. She said she was not a huge fan of the list of 15-17 options for compliant architectural standards and would like to see the options tightened up so the City would know what was going to be built there. She said she was worried that the area was getting very homogenous as far as price points and look. She said she wanted to see the statistics of existing neighborhoods. She added that she didn't see front facing home requirement in the ordinance, and asked if side-load garages were an option as the character exhibits shows.

- Dobosiewicz asked Burkman to look at list and identify what she would like removed, and that they would work with staff on providing the requested statistics. He said he would make sure the front facing requirement was added and that side-load garages would be an option for certain lot sizes.

Johns stated that he liked the efforts made to improve the trail continuity; however, he said he was a bit concerned about the lack of usable open space due to unusable detention areas. He voiced concerns about proximity to rural area of Westfield's Comprehensive Plan. He said he did not think that this transition was significant enough.

Kelleher agreed with Johns that the idea of decreasing the density would be more significant, including differing the types of homes. She said that the design lacked creativity and asked if the ponds could be connected as a waterway. She said

she was concerned about the front-loaded garages as Comprehensive Plan mentioned minimizing those. She said the project was too dense, especially with the existing density and many similar homes in that area. She said the transition should not start at the designated line and needed to be implemented sooner.

Horkay stated that he agreed with a lot of the other Commissioner's comments. He said that a spreadsheet was not needed to figure out that density was reducing and should be obvious while looking at the plan. He added that water versus greenspace was also important.

2105-PUD-17
[PUBLIC HEARING]

Osborne Trails Phase II PUD

Southwest corner of 199th Street and Horton Road

Lennar Homes of Indiana, Inc. by Nelson and Frankenberger, LLC requests a change in zoning of 60 acres +/- from the AG-SF1: Agriculture/Single-family Rural District to the Osborne Trails Phase II PUD District.

(Planner: Pam Howard - phoward@westfield.in.gov)

Howard overviewed this request for a change in zoning. She said that the Petitioner held a neighborhood meeting on April 26, 2021 and added that Staff had received no public comments.

Jon Dobosiewicz, with Nelson & Frankenberger, on behalf of the Petitioner summarized the details of this project. He said that additional homes are proposed in this age-restricted neighborhood. The amenities included the original Osborne Trails PUD will accommodate new additions. He said the Petitioner held a neighborhood meeting on April 26, 2021 with several people who attended.

Public Hearing for 2105-PUD-17 opened at 8:31 p.m.

There were no public commenters present at City Hall and no public comments were received by email.

Public Hearing for 2105-PUD-17 closed at 8:33 p.m.

Schmitz said he liked this type of neighborhood and that it would be good for the housing stock variety and tax base. He added that it appeared to be consistent with the existing neighborhood.

Spoljaric mentioned adding a severability clause. She said she wanted the open space number nailed down instead of substantial compliance. She said she would like to see a comparison to the existing Osborne Trails community.

Petitioner Responses:

- The severability clause was included in the ordinance, and will work with Staff on the open space issue. He added that the standards were identical to existing PUD.

Burkman asked if a black 4-board fence would be used in existing area.

- Dobosiewicz responded yes.

Johns asked if the lot sizes were the same as the existing neighborhood.

- Dobosiewicz responded yes.

Horkay asked why this was a new PUD instead of an amendment.

- Dobosiewicz said they did not want to change the zoning for property they did not own.

2105-PUD-18
[PUBLIC HEARING]

Maple Knoll PUD Amendment IV

Southeast corner of SR 32 and Spring Mill Road

Panda Restaurant Group, Inc. by Nelson & Frankenberger, LLC requests an amendment to the Maple Knoll Planned Unit Development (PUD) District modifying the Accessory Use and Building Standards.

(Planner: Caleb Ernest - cernest@westfield.in.gov)

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Ernest overviewed this request for an amendment to the Maple Knoll PUD. He said that Staff had not received any comments on this project.

Jon Dobosiewicz, with Nelson & Frankenberger, on behalf of the Petitioner summarized the details of this project regarding trash enclosures.

Public Hearing for 2105-PUD-18 opened at 8:45 p.m.

There were no public commenters present at City Hall and no public comments were received by email.

Public Hearing for 2105-PUD-18 closed at 8:47 p.m.

Spoljaric voiced concerns about the gates being left open and asked if the gates could be oriented away from the Right-of-Way.

- Dobosiewicz explained for the Panda Express site they have three (3) frontages so the gates would face a Right-of-Way, but said that they would change the text of the Ordinance to indicate that the gates of the Dumpster Enclosures shall not face Spring Mill Pointe Drive.

Motion: McCarty motioned to send 2105-PUD-18 to the City Council with a positive recommendation subject to the following condition:

- Change the text of the Ordinance so that gates of the Dumpster Enclosures shall not face Spring Mill Pointe Drive.

Schmitz seconded. Motion passed. Vote 8-0

2102-PUD-06
[PUBLIC HEARING]

Grand Park Village PUD Amendment IV

South Side of 186th Street, ENE of Kinsey Avenue

D&W Farms, Inc. by Henke Development Group requests an amendment to a 68 acre +/- portion of the Grand Park Village PUD to permit Townhome and Single-Family Detached dwelling units.

(Planner: Daine Crabtree - dcrabtree@westfield.in.gov)

(Presenting Planner: Kevin Todd - ktodd@westfield.in.gov)

Todd overviewed this request for an amendment to the Grand Park Village PUD to permit Townhome and Single-Family Detached dwelling units.

Phil Sundling, with Henke Development, attending virtually, presented a detailed summary of this request. He addressed tree preservation on the property.

Public Hearing for 2102-PUD-06 opened at 9:03 p.m.

There were no public commenters present at City Hall and no public comments were received by email.

Public Hearing for 2102-PUD-06 closed at 9:05 p.m.

Spoljaric said she had spoken to the Petitioner about her concerns. She said that this PUD was not supposed to have detached dwellings and that they were practically attached given the small lot size. She said she did not understand why the maximum number of dwellings had been increased. She said that she was concerned by only being shown the front elevations and also that stated concern that there was no minimum living area stated. She said she would like to see a more unique concept plan.

Burkman echoed Spoljaric concerns. She said that this was a front showcase along 186th Street, and asked how this would look from the road. She asked about the area to east that was shown as mixed use in the original PUD. She voiced concerns that the city was not putting in commercial development to support Grand Park.

Johns said he agreed with others' concerns, and about the dense single-family housing across from Grand Park. He said he understood that commercial wanted rooftops.

Kelleher asked about the location map boundary compared to the concept plan.

Sundling's Responses:

- The area to the east was contemplated as multi-family and would not affect this area.
- Retail loves Grand Park visitors; however, they feel that retail needs more daily traffic.
- They will add more detail and will ensure that the streetscape along 186th Street is high quality.
- They are working with several groups, and are looking at reducing the number of units added, but would like to keep some flexibility.

Kelleher asked about the number of home options.

Sundling's Responses:

- They will have three home types: duplex, townhome, and detached cottage, and will have more than two elevation styles for the cottages.

Maue agreed with Burkman that it would be better to have more commercial there. He said he was also concerned about the view from 186th Street. He added that the interior layout was also important in considering the view from 186th Street.

McCarty said he was not sure if this was the best use of space across from the Pacer's Athletic Center (PAC) and that maybe it should have commercial/entertainment uses with residential starting behind.

Schmitz said he shared others' concerns about seeing the backs and sides of buildings from 186th Street, and that he would like to see the proposed back and side elevations.

Horkay agrees with the others' comments, especially about view from 186th Street.

Burkman wanted to clarify the area to the east in the original PUD saying she thought it was supposed to be mixed use.

- Sundling said he would look into that and follow up.

Additional Petitioner Responses:

- He will look at perimeter along 186th Street.
- Would love to do entertainment and general commercial along 186th Street, but it was hard to get those uses there when they are competing with State Road 32 and 191st Street.
- He will provide side and rear elevations.

Todd stated that he has had input that roof tops are needed for the support commercial activity.

ITEMS CONTINUED TO A FUTURE MEETING

2008-PUD-09

[CONTINUED]

Northpoint II PUD

North side of SR 38 between Anthony Road and Hinkle Road

Northpoint Owners, LLC by Clark, Quinn, Moses, Scott & Grahn, LLP requests a change of zoning for 183.5 acres +/- from the AG-SF1: Agriculture/Single-Family Rural District to the Northpoint II PUD District.

(Planner: Pam Howard - phoward@westfield.in.gov)

2101-ZOA-01

[CONTINUED]

Unified Development Ordinance Amendment

Westfield City Council requests approval of an ordinance to amend Article 10.9 of the Westfield-Washington Township Unified Development Ordinance.

(Planner: Kevin Todd - ktodd@westfield.in.gov)

**2104-ODP-06 &
2104-SPP-06
[CONTINUED]**

Ackerson Farms

West Side of Ditch Road between State Road 32 and 166th Street

Estridge Development Management, LLC by Innovative Engineering requests Primary Plat and Overall Development Plan approval for 423 residential lots on 236.78 acres +/- in the Ackerson Farms PUD District.

(Planner: Daine Crabtree - dcrabtree@westfield.in.gov)

**2104-ODP-08
[CONTINUED]**

West Fork Whiskey

NEC of 191st St. and Horton Road

West Fork Whiskey by Cripe requests Overall Development Plan review of 1 lot on 12.83 acres +/- in the Osborne Trails PUD District.

(Planner: Pam Howard - phoward@westfield.in.gov)

**2104-PUD-11
[CONTINUED]**

Bonterra PUD

South side of State Road 32, 1/4 mile west of Gray Road

M/I Homes of Indiana, LP by Church Church Hittle + Antrim request a Change of Zoning for 28.22 acres +/- from the GO: General Office District to the Bonterra PUD District.

(Planner: Pam Howard - phoward@westfield.in.gov)

**2104-PUD-13
[CONTINUED]**

Sycamore Glen PUD

South of and adjacent to 159th Street and west of Towne Road

Coronado Development Corporation by Nelson & Frankenberger, LLC requests a change in zoning for 28.5 acres +/- from the AG-SF1: Agriculture / Single-family Rural District to the Sycamore Glen PUD District.

(Planner: Caleb Ernest - cernest@westfield.in.gov)

REPORTS/COMMENTS

- Plan Commission Members
- City Council Liaison
- Board of Zoning Appeals Liaison
- Community Development Department

ADJOURNMENT

Motion: Adjourn Meeting.

Motion: McCarty; Second: Kelleher.

Motion passed. Vote: 8-0.

Meeting adjourned at 9:40 p.m.

Robert Horkay, President

Ginny Kelleher, Vice President

Kevin M. Todd, Secretary